

<b>2.5 REFERENCE NO - 24/500741/LBC</b>		
<b>APPLICATION PROPOSAL</b>		
Listed Building Consent for conversion of 1no. domestic outbuilding to 1no. holiday let, including demolition of existing garage and erection of a single storey rear extension and glazed side link to existing stable building.		
<b>SITE LOCATION</b> The Cottage Frinsted Road Milstead Sittingbourne Kent ME9 0SA		
<b>RECOMMENDATION</b> Delegate to the Head of Planning to grant listed building consent subject to appropriate safeguarding conditions with further delegation to the Head of Planning (as appropriate) to negotiate the precise wording of conditions, including adding or amending such conditions as may be consequently necessary and appropriate.		
<b>APPLICATION TYPE</b> LBC (alterations/extensions)		
<b>REASON FOR REFERRAL TO COMMITTEE</b>		
Parish Council objection.		
<b>Case Officer</b> Claire Attaway		
<b>WARD</b> West Downs	<b>PARISH/TOWN COUNCIL</b> Milstead	<b>APPLICANT</b> Mr Andrew Low <b>AGENT</b> Kingsway Planning
<b>DATE REGISTERED</b> 21/02/24	<b>TARGET DATE</b> 30/05/24	
<b>BACKGROUND PAPERS AND INFORMATION: -</b>		
Documents referenced in report are as follows: -		
All drawings submitted		
All representations received		
Heritage Statement dated 11.05.2022 (uploaded on 21.02.2024)		
Planning and Design and Access Statement dated 19.02.2024 (uploaded on 21.02.2024)		
<b>The full suite of documents submitted pursuant to the above application are available via the link below: -</b>		
<a href="#">24/500741/LBC   Listed Building Consent for conversion of 2no. domestic outbuildings to 2no. holiday lets, including demolition of existing garage and erection of a single storey rear extension and glazed side link to existing stable building.   The Cottage Frinsted Road Milstead Sittingbourne Kent ME9 0SA (midkent.gov.uk)</a>		

## 1. SITE LOCATION AND DESCRIPTION

- 1.1 This application relates to a curtilage listed 19<sup>th</sup> century stable building which lies within the grounds of The Cottage, a Grade II listed building which lies to the south of the village centre. The site is located outside any Local Plan defined built-up area boundary, and within both the Milstead Conservation Area and the Kent Downs National Landscape [formerly known as Kent Downs Area of Outstanding Natural Beauty].
- 1.2 The outbuilding was constructed as stables and retains much of its original joinery detail, including a large stall and cobble floor. It is built in red brick (Flemish bond) with a plain red tiled roof and is formed of two rooms with a stable door. Attached to the rear

(western) end of the stables is a garage extension of more recent construction and of a utilitarian design.

## 2. PLANNING HISTORY

- 2.1 **24/500740/FULL** Planning permission sought for Conversion of 2no. domestic outbuildings to 2no. holiday lets, including demolition of existing garage and erection of a single storey rear extension and glazed side link to existing stable building. Pending consideration.
- 2.2 **21/506458/FULL and 21/506459/LBC** Planning permission and listed building consent granted on 31.01.2022 for the erection of a single storey rear extension and internal alterations. This development relates to the property itself rather than the outbuildings.
- 2.3 **SW/04/0487** Application for a Lawful development certificate withdrawn on 22.06.2004 for use of the stables as a private dwelling.
- 2.4 **SW/03/1485 and SW/03/1486** Planning application and application for listed building consent withdrawn on 15.06.2005 for conversion of the stable building and linked outbuildings to form a single dwelling, including a new garage to the main house and adapted vehicular access.
- 2.5 **SW/02/0540 and SW/02/0541** Planning application and application for Listed Building Consent withdrawn on 08.08.2002 for part conversion of the stable building and linked outbuildings to form a single dwelling, including new garage to main house and adapted vehicular access.

## 3. PROPOSED DEVELOPMENT

- 3.1 Listed building consent is sought for the conversion of the existing stable building into a two-bed holiday let (Holiday Let A), including the demolition of the existing attached garage (approx. 6.7m x 10.6m) and the erection of a single storey rear extension (approx. 4.3m x 8.0m) and a glazed side link (approx. 7.7m x 1.5m).
- 3.2 The existing stall division and cobbled floor will be retained, and the existing large stable door will be re-positioned as a partition. On the front elevation, a new timber window will be inserted to match existing windows (secondary glazed). The rear extension will provide a lounge and kitchen and be constructed of red stock brickwork with dark stained feather-edged timber boarding on the front elevation and have a pitched roof, approx. 4.0m ridge height (approx. 2.3m eaves height) covered in natural slate. The black aluminium framed glazed link will have a mono-pitch roof, approx. 2.7m high (approx. 2.2m eaves height) covered in dark grey metal sheeting.

## 4. CONSULTATION

- 4.1 One round of consultation was undertaken with neighbouring occupiers adjoining the site who were notified in writing; a site notice was displayed at the site and the application was advertised in the local press. No neighbour representations were received.
- 4.2 **Milstead Parish Council** objected to the application on the following grounds: -

Comment	Report reference
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To convert these outbuildings to holiday lets will make it more claustrophobic for the owners of Wisteria Cottage.	Paragraph 7.18 (24/500740/FULL)
The proposal will spoil the character of the adjoining footpath and rural lane.	Paragraph 7.16 (24/500740/FULL)
This proposed conversion is in essence infilling which is not acceptable and would seriously harm the special character of the village.	Paragraph 7.4 & 7.5
Previous applications (in 2002 and 2004) were up for refusal before being withdrawn.	Paragraph 2.4 and 2.5
The Milstead Conservation Area Character Appraisal and Management Plan has been recently updated and identifies the distinctiveness of the village and recognises its special character.	Paragraph 7.12 and 7.13 (24/500740/FULL)

## 5. REPRESENTATIONS

- 5.1 **SBC Conservation:** There would be some loss of fabric, but this is primarily confined to modern or relatively insignificant historic fabric. The glazed link to the front elevation of the stable block is not entirely ideal in visual impact terms, but is modest, well designed for what it is, allows views to the original redbrick walling through it, and prevents the need for the loss of further historic fabric through providing access from the original stable part of the new holiday home to the later extended part of the same holiday home unit.

The proposed scheme is considered to cause no harm to the setting of the Grade II listed building as the proposed buildings will remain within the curtilage of the host dwelling and retain an outbuilding appearance. The proposed scheme allows for a long term, sustainable use to be created for the former Stable Block which retains much of the fabric and appearance of the property.

While the proposed scheme is considered to cause less than substantial harm (at the low end of the scale), this has been mitigated by the long-term use of the curtilage listed building.

## 6. DEVELOPMENT PLAN POLICIES

- 6.1 Bearing Fruits 2031: The Swale Borough Council Local Plan 2017 – policies:

**CP8** Conserving and enhancing the historic environment

**DM14** General development criteria

**DM32** Development involving listed buildings

- 6.2 **Supplementary Planning Documents (SPG):**

- Listed Buildings – a guide for Owners and Occupiers

## 7. ASSESSMENT

7.1 This application is reported to the Committee because Milstead Parish Council has objected to the proposal. In respect of this application for listed building consent, the only matter for consideration is the impact of the proposed development on the curtilage listed stable building and its historic interest and setting, and the other matters of consideration are assessed under the planning application (24/500740/FULL).

### **Heritage**

7.2 Section 66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) sets out the Council's obligations to preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

7.3 The National Planning Policy Framework states that local planning authorities should identify and assess the particular significance of any heritage asset and consider the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits that may arise and is endorsed by the Local Plan.

7.4 The building was previously used as an office/accommodation but is now used for storage by the occupiers of The Cottage. Policy DM32 of the Local Plan supports necessary and appropriate changes of use to listed buildings providing that the proposed use will not be harmful to the character of the building. The proposed development will create a two-bedroom holiday let that retains much of the historic fabric and appearance of the property. The proposed rear extension is sensitively designed and will provide additional living accommodation which is connected by a well-designed lightweight link.

7.5 The proposed scheme retains the appearance of the stable block but does add a simple glazed corridor. This allows the curtilage listed building to be read in its own right whilst the new additions will be clearly seen as modern interventions. As set out in the Conservation Officer's comments (paragraph 5.1), the proposed development is considered to give rise to less than substantial harm to the special character of the curtilage listed stable building. In these scenarios the NPPF sets out that this harm should be weighed against the public benefits of the proposal. As set out above, it is considered that the long-term use of the stables as holiday let accommodation will outweigh the harm to the appearance of the property when assessed against the framework.

7.6 On that basis, the proposed development complies with Policies CP8, DM14 and DM32 of the Local Plan and Paragraph 208 of the NPPF.

## 8. CONCLUSION

8.1 The curtilage listed stables building is currently used as domestic storage. The proposed change of use to holiday accommodation will retain much of the historic fabric and appearance of the property and although a low level of less than substantial harm has been identified this is outweighed by the long-term use of the stables as holiday accommodation. The proposal therefore complies with Policies CP8, DM14 and DM32 of the Local Plan and Paragraph 208 of the NPPF.

8.2 The application is therefore recommended for approval subject to conditions set out below.

### **CONDITIONS**

- (1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in complete accordance with the following approved drawings:

Proposed Ground Floor Plan LO/21/134.08  
Proposed Elevations LO/21/134.09  
Proposed Block and Roof Plan LO/21/134.10

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) Prior to the relevant works commencing, a 1:10 elevation detail and a 1:2 plan and vertical section for the doors and windows to be used in the stable conversion works associated with Holiday Let A shall be submitted to and approved in writing by the Local Planning Authority (please see Informative 1 below). Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (4) Prior to the relevant works commencing, the following key construction details shall be submitted to and approved in writing by the Local Planning Authority:

- (a) 1:2 vertical and/or plan section drawing showing the junction detailing between the glazed link and southwest elevation of the roof and wall to the stable block
- (b) 1:2 vertical and/or plan section drawing showing the junction detailing between the external and internal walls to the extension with the northwest flank elevation of the stable block
- (c) 1:2 vertical section showing indicative details of any repairs or alterations to the existing brick stone floor in the stable block (which is indicated to be retained)
- (d) 1:10 elevation details and a 1:2 vertical and/or plan section drawing showing the proposed adaptation of the existing stable block stall division to form the new dividing wall between the two bedrooms.
- (e) 1:2 vertical and/or plan section drawing showing the detailing for any proposed internal wall, floor and or vaulted ceiling insulation to be inserted (please note the information to be provided in this respect, may overlap with that required in relation to point (b) above)

Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (5) A 1m<sup>2</sup> sample panel of the facing brickwork to be used in the extension to the existing curtilage listed stable block shall be erected on site for inspection and subsequent approval in writing by the Local Planning Authority. The sample panel shall show the specific bricks and mortar course colour, texture and profile to be used. Written details

of the lime-based mortar mix shall be provided for inspection in parallel with the sample panel. The approved sample panel shall be retained on site for the duration of the works consisting of the construction of brickwork. Furthermore, in the case of the brickwork forming the extension to the stable, the courses shall be laid such that they align with the positioning of the mortar courses to the existing stable block, also using Flemish Bond patterning (please see Informative 2 below). The development shall be carried out in accordance with the approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

### **INFORMATIVE**

(1) The sections to be provided shall include part of the surrounding masonry or joinery bordering the window or door opening and shall set out clearly (annotated as necessary) to show the following details, as applicable:

- Depth of reveal
- Window head and cill/sub-cill detailing
- Glazing section (thickness of glass and in case of double glazing, dimension of spacing between the panes of glass)
- Glazing bar profile (s)
- Door frame/window frame
- Weatherboard and threshold detail (for doors only)

(2) The applicant is advised that it will be necessary to source an Imperial gauge brick for the new facing brickwork to the stable block extension.

